

The Streets of Chester

Unique Shopping Experience in a Street-Like Setting Chester

Borough, Morris County, New Jersey

PROPERTY DESCRIPTION

The Streets of Chester is the premier shopping destination in New Jersey's affluent Morris County. Situated on State Route 206 the primary north-south commuter road and ¼ south of State Route 24, this lifestyle center has a GLA of 104,682 SF with a variety of national retailers commonly found in major malls yet offering its shoppers a unique open-air, shopping experience in a street-like setting. Surrounded by luxury homes and opposite ShopRite Supermarket. National tenants include, Starbucks, Banana Republic, Ann Taylor, White House|Black Market, Talbots, GAP, Athleta among others, all located a short walk from Chester's historic Main Street with over 100 unique shops and restaurants. Morris County consistently ranks as one of the nation's top five most affluent counties. Substantial on-site parking for 522 vehicles (5/per 1000 sf).

AVAILABLE SPACE

- Unit A116: ±3,300 sf
- Unit A120: ±1,325 sf
- Unit A130: ±5,015 sf
- Unit A150: ±2,160 sf
- Unit A160: ±1,440 sf
- Unit A180: ±4,000 sf
- Unit B140: ±6,066 sf (Lease Pending)
- Unit B170: 4,763 sf
- Unit B200: 5,767 sf (Available 2/1/2022)

RENTAL RATES

Subject to use and creditworthiness and condition of delivery



Visit Our Website: WWW.SilbertRealEstate.com

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Leasing Plan

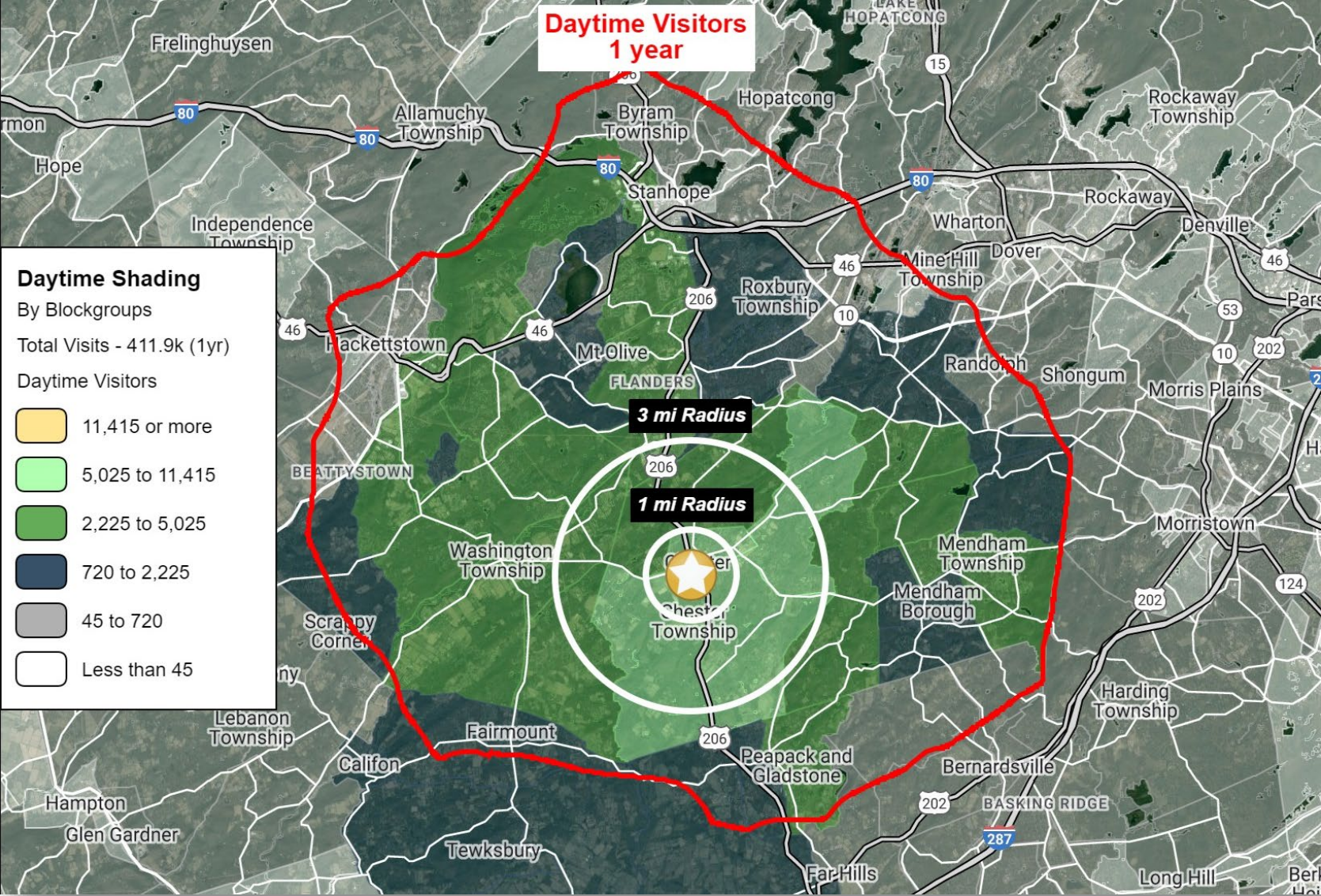


| UNIT # | STORE NAME | SF |
|--------|---------------------------------|--------|
| A110 | Starbucks | 3,400 |
| A112 | White House/Black Market | 3,100 |
| A114 | Trinity Rehab | 2,700 |
| A116 | Lease Pending | 3,300 |
| A120 | Lease Pending | 1,325 |
| A130 | AVAILABLE | 5,015 |
| A140 | Jersey Mike's | 1,440 |
| A142 | Iris Tree | 2,160 |
| A150 | AVAILABLE | 2,160 |
| A160 | AVAILABLE | 1,440 |
| A180 | AVAILABLE | 4,000 |
| A182 | Fast Frame | 1,600 |
| A190 | Taste of Thai | 2,470 |
| B110 | Gap/Gap Body | 10,259 |
| B120 | Athleta | 3,796 |
| B130 | Ann Taylor | 5,005 |
| B140 | Lease Pending | 6,066 |
| B150 | Green's Natural Foods | 5,809 |
| B160 | T-Mobile | 1,900 |
| B170 | AVAILABLE | 4,763 |
| B182 | Yoga Six | 2,263 |
| B190 | Peak Performance Fitness Center | 3,525 |
| B195 | Woof Gangs Bakery | 1,419 |
| B200 | AVAILABLE (2/1/2023) | 5,767 |
| B210 | Elements Therapeutic Massage | 2,500 |
| B220 | Talbots | 8,700 |
| B250 | Banana Republic | 8,800 |

Property Photos



Trade Area Demographics



Demographics

2 Mile Radius

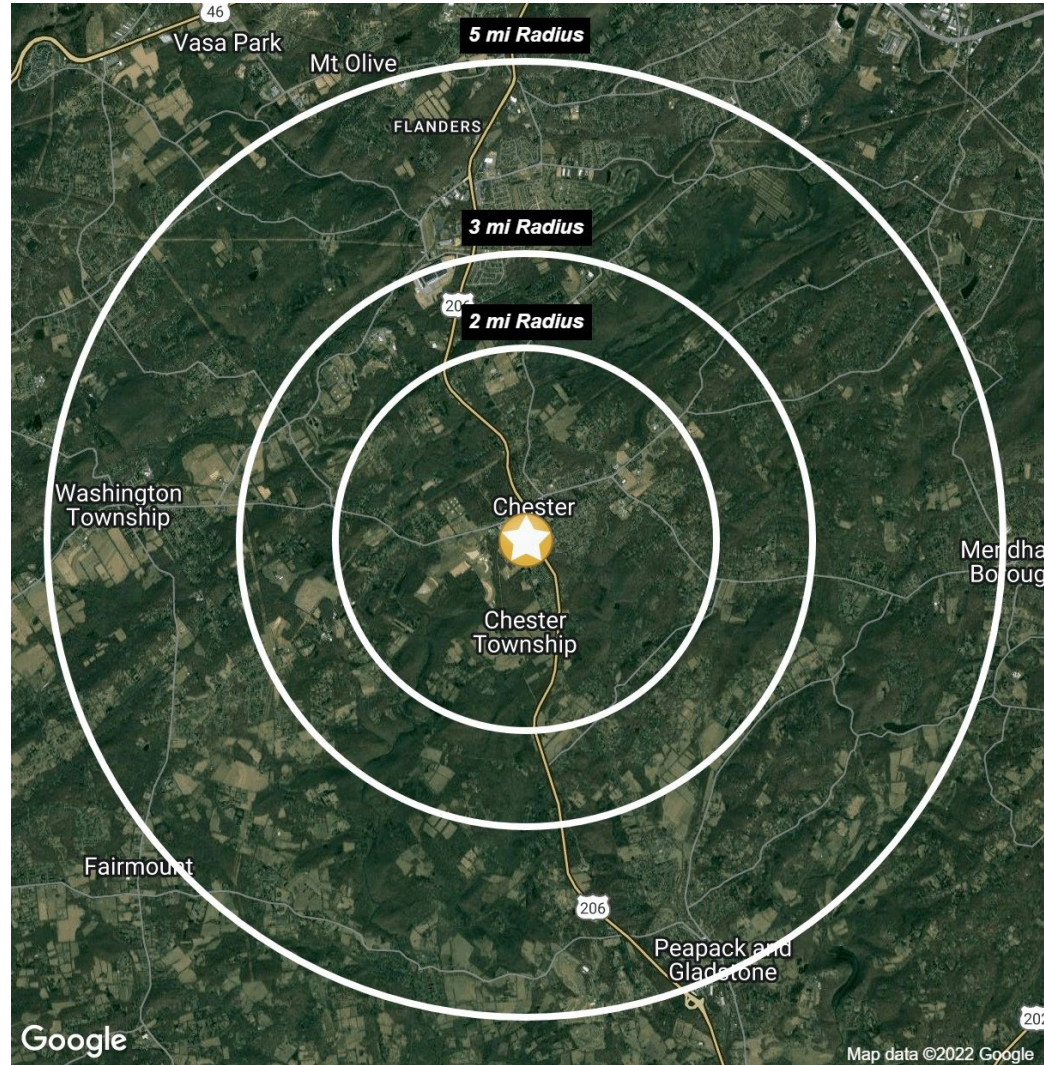
| | |
|--------------------|-----------|
| Population | 5,197 |
| Median HH Income | \$199,492 |
| Average HH Income | \$162,900 |
| Median Age | 45.2 |
| Total Households | 1,819 |
| Daytime Population | 5,608 |

3 Mile Radius

| | |
|--------------------|-----------|
| Population | 10,378 |
| Median HH Income | \$155,823 |
| Average HH Income | \$198,417 |
| Median Age | 44.4 |
| Total Households | 3,616 |
| Daytime Population | 8,255 |

5 Mile Radius

| | |
|--------------------|-----------|
| Population | 32,037 |
| Median HH Income | \$158,694 |
| Average HH Income | \$208,887 |
| Median Age | 43.8 |
| Total Households | 11,026 |
| Daytime Population | 24,156 |



Regional Aerial

